

HISTORIC PRESERVATION COMMISSION REPORT



Meeting Date: December 2, 2021
General Plan Element: *Preservation and Environmental Planning*
General Plan Goal: *Enhance the quality of life in Scottsdale by protecting historical and archaeological resources.*

ACTION

Case Name: Dillway/Chavarry Renovation and Addition HRER

Case Number: 93-HP-2021

Location: 6725 East Palm Lane

Request: Request for Historic Residential Exterior Rehabilitation (HRER) funding for a rear addition to an existing home in the Village Grove Historic District.

OWNER

Paul Dillway and Nicole Chavarry
(305) 878-1792

ARCHITECT/DESIGNER

Richard Long
(832) 407-5209

BACKGROUND

Zoning

The site is zoned Single-family Residential, Historic Property (R1-7 HP). Historic Property designation was approved by City Council on 6/7/2005 under case 25-ZN-2004.

Historic Preservation Plan

The Historic Preservation Guidelines for Village Grove 1-6 Historic District were approved by the Historic Preservation Commission on 2/08/2006 under case 10-HP-2004.

Context

The property is approximately 285 feet west of the intersection of E Palm Lane and North 68th Street, within Village Grove Three.

Key Items for Consideration

- Exterior work must be reviewed and approved by the Historic Preservation Office.
- Historic Preservation Guidelines for Village Grove 1-6 Historic District.
- Requesting Historic Residential Exterior Rehabilitation (HRER) program funding
- Previous discussions by the Historic Preservation Commission at the November 4th HPC hearing regarding HRER Program funding
- Prior history of rear building additions receiving HRER Program funding approval



DEVELOPMENT PROPOSAL

Description of Historic Property

Village Grove 1-6 is a single-family residential development located on 72 acres in Scottsdale, Arizona. The development is north of McDowell Road, with sections on both sides of 68th Street. The neighborhood is bounded by the Arizona Cross Cut canal at 66th Street to the west, 69th Street to the east, with Oak Street and Almeria Road marking the northern and southern boundaries, respectively. Village Grove 1-6 is comprised of six subdivision plats containing 255 detached single-family homes with an average lot size of 8,500 square feet.

In 2004, when the Historic District designation was approved for this neighborhood, 92 percent of the homes were considered “contributing” to the historic character of the neighborhood. Character-defining features of the subject property within the Village Grove Units 1-6 Historic District include:

- Low-pitch hipped roof
- Distinctive front porch and rear patio
- Ornamental trim, wood casement windows
- Board and batten siding with brick wainscot façade

Goal/Purpose of Request

The applicant is requesting HRER program funding for a building addition to the rear of the home as already approved under case 90-HP-2021 (Certificate of No Effect). The applicant has obtained two bids for the work (\$28,895.40 and \$29,290.00). The maximum program reimbursement to property owners is a 50/50 matching basis for pre-approved work consisting of at least \$2,000.00, and up to \$7,500.00; allowing the applicant’s request of \$7,500.00.

Neighborhood Communication

A sign identifying the project name, number, request, and HPC hearing date has been posted on the site along with a hearing postcard sent to all property owners within 750-feet of the property.

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

The Historic Preservation Guidelines for the Village Grove 1-6 Historic District includes a set of guidelines that are intended to maintain the established character of the community. Any request to modify the exterior of a residence should implement these guidelines. Specific to this request, the applicable guidelines are identified below and include staff analysis.

Chapter 3, Policy 1: Preserve the Historic Scale and Arrangement of Building

Applicable Guidelines:

1.5: Expansions of the existing floor plan should be made at the rear of the house, so as to maintain the pattern of building seen from the public right of way.

Staff Analysis:

The building addition will be located to the rear of the home with the side view obstructed by the existing side gate.

Chapter 7, Policy 15: Design an Addition Compatible with the Existing House

Applicable Guidelines:

15.3: The materials of an addition's exterior walls may be like the materials found elsewhere on the house such as concrete block or wood. But other materials also may be used to differentiate the new construction from the historic house.

Staff Analysis:

The building addition will use a painted wood siding to match the existing board and batten siding of the existing front façade.

HRER ANALYSIS

At the November 4th Historic Preservation Commission meeting, the Commission discussed the Historic Residential Exterior Rehabilitation funding program guidelines. The Commission specifically addressed the HRER funding guidelines on additions and stated that funding should only include projects visible from the street except roofs and windows. The Commission directed staff to update the language of the HRER funding guidelines based on their discussion and include on the December Historic Preservation Commission agenda for discussion and action.

Staff notified the applicant of the Historic Preservation Commission's discussion on the HRER funding changes, however, the applicant decided to proceed with the funding request.

HRER Program Funding History – Rear Building Additions

Within the past 5 years, there has been one (1) case approved to receive HRER Program funding, for a rear building addition, by the Historic Preservation Commission. A total of six (6) cases have received HRER Program funding for rear building additions, by the HPC, since the inception of the HRER Program. Those cases are as follows:

6-HP-2006 (317 sq. ft. game-room addition); approved 6-0 on 4/10/2006
10-HP-2006 (704 sq. ft. master bed/bath addition); approved 4-0 on 02/08/2007
11-HP-2006 (270 sq. ft. covered patio addition); approved 5-0 on 08/10/2006
3-HP-2008 (1,051 sq. ft. master bed/bath addition); approved 4-0 on 09/11/2008
14-HP-2015 (184 sq. ft. covered patio addition); approved 6-0 on 01/07/2016
6-HP-2018#2 (304 sq. ft. office addition); approved 5-1 on 05/31/2018

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Historic Preservation Commission approve the request for HRER program reimbursement funding for up to one-half of the actual cost, not to exceed \$7,500.00 for the Dillway/Chavarry Renovation and Addition (HRER Program) project proposal based on the finding that the provisions of the Historic Preservation Plan for Village Grove 1-6 Historic District and the Historic Residential Exterior Rehabilitation Program have been met. However, Staff recognizes that the Historic Preservation Commission moved to continue their discussion on the HRER Program funding requirements and expectations to the December Historic Preservation hearing.

Proposed Next Steps:

If approved for HRER program funding, a legal agreement must be executed between the City and the property owner before work can commence. All applicable plan review and permitting processes must be completed as specified in the Certificate of No Effect issued under case 90-HP-2021. A 'Deed of Conservation Easement' is a private legal mechanism that must be voluntarily created by the execution of a deed that is recorded as party of the property's title. The Deed of Conservation Easement must be signed and notarized by the homeowners before reimbursement.

Upon completion of the project, the owner shall notify the City Historic Preservation office, and an inspection will be made to determine if all the items in the agreed upon scope of work have been satisfactorily completed in accordance with the City's preservation guidelines. If the work is in conformance, the owner can then present the City with an invoice for the purchase price of the conservation easement.

The City's Accounts Payable division needs to receive a W-9 form from the owners

RESPONSIBLE DEPARTMENT

Planning and Development Services
Historic Preservation Office

STAFF CONTACTS

Wayland Barton Planner 480-312-2817 E-mail: wbarton@Scottsdaleaz.gov

APPROVED BY



Wayland Barton, Report Author

11/8/2021

Date



Jesus Murillo, Historic Preservation Officer
Phone: 480-312-7849 E-mail: JMurillo@ScottsdaleAZ.gov

11-23-2021

Date

ATTACHMENTS

- A. *Stipulations/Zoning Ordinance Requirements*
 - 1. *Applicant's Narrative*
 - 2. *Context Aerial*
 - 2A. *Close-Up Aerial*
 - 3. *Zoning Map*
 - 4. *Existing Conditions Photographs*
 - 5. *Site Plan*
 - 6. *Floor Plan*
 - 7. *Building Elevations*
 - 8. *Cost Estimates*

**Stipulations for the
Historic Preservation Commission Application:
Dillway/Chavarry Renovation and Addition HRER
Case Number: 93-HP-2021**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Richard Long, L Architect, with a city staff date of 10/14/2021.

6725 E PALM LANE, SCOTTSDALE, AZ 85257

HISTORIC NEIGHBORHOOD – VILLAGE GROVE 3

HISTORIC PROPERTY DEVELOPMENT APPLICATION

Project No.: 1063 PA 2021

PROJECT JUSTIFICATION

The home consists of 2104 square feet. The Project will renovate 116 square feet and construct an addition of 115 square feet.

We are very conscious of the environment and our home has a solar system capable of powering the entire home during daylight hours. Recycling and composting are daily activities. The home is energy efficient and consist of a relatively new high efficiency HVAC system, thermal windows and doors, added attic insulation and a tankless hot water heater.

The renovation and addition are for a new Nursery as we are expanding our family. The addition and renovation will enhance the living space as well as preserve the historic character of the neighborhood. This enhancement will bring the home into line with the other homes in the neighborhood in regard to square footage thereby stabilizing and increasing the home value for the neighborhood.

The renovation reconfigures the half bath and laundry room to a full bath with a tub.

The design of the addition conforms to the original roof slope addition and the exterior siding with vertical trim matches the original siding in the front of the home.



Q.S.
13-43

Google Earth Pro Imagery

Context Aerial

93-HP-2021



NORTH

N. 68th St

E. Palm Ln

Site

Village Grove
Single-Family
Residential

E. Granada Rd

Q.S.
13-43

Google Earth Pro Imagery

Close-up Aerial

93-HP-2021



Zoning Aerial

93-HP-2021



NORTH ELEVATION



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH ELEVATION @ ADDITION ON WEST



SOUTH_SOUTH-WEST ELEVATIONS @ ADDITION

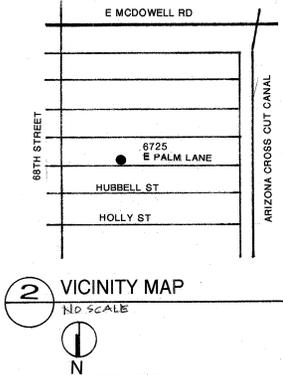


SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION

SQUARE FOOTAGE TABLE	
	EXISTING SQ FT
A/C	2104
GARAGE	420
CARPORT	NA
COVERED PATIO	378
NEW SQ FT	
A/C	115
GARAGE	NA
CARPORT	NA
COVERED PATIO	NA
REMODELED SQ FT	
A/C	116
GARAGE	NA
CARPORT	NA
COVERED PATIO	NA



Community Number	Panel # Panel Date	Suffix	Date of FIRM (Index Date)	FIRM Zone	Base Flood Elevation (in AO Zone use Depth)
045012	2235 9/18/2020	M	11/4/2015	X	NA

FEMA CERTIFICATION
The lowest floor elevation(s) and/or flood proofing elevation(s) on this plan are sufficiently high to provide protection from flooding caused by a 100-year storm, and are in accordance with Scottsdale Revised Code, Chapter 37 - Floodplain and Stormwater Regulation

FFE (finish floor elevation) of the proposed additions are to match the existing house

DILLWAY/ CHAVARRY RENOVATION_ADDITION

6725 E PALM LANE SCOTTSDALE, AZ 85257



EXP. 12/31/22

L Architect
RICHARD LONG, AIA

832.407.5209

ARIZONA · GEORGIA · TEXAS

DILLWAY/ CHAVARRY
RENOVATION_ADDITION
6725 E PALM LANE SCOTTSDALE, AZ 85257

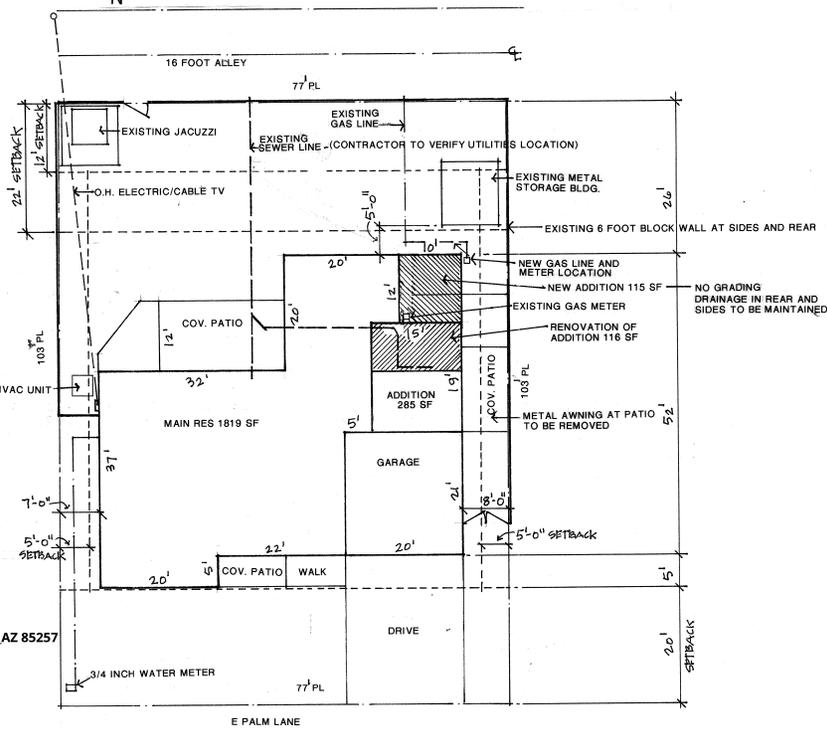
SITE CALCULATIONS:

22' x 77' = 1694 SF
X 30% = 508 SF

NEW SF 115 SF
Existing Jacuzzi 100 SF
Existing Storage 100 SF
TOTAL SF 315 SF

SITE DATA:

APN: 129-29-076
SITE ADDRESS: 6725 E PALM LANE, SCOTTSDALE, AZ 85257
Q.S.: 13-43
SUBDIVISION: VILLAGE GROVE THREE
LOT #: 76
ZONING: R-17 HP
LOT AREA: 7931
MCR NO.: 7318
FEMA: X
ESL TYPE -



ATTACHMENT 5

BUILDING CODES:

2015 International Building Code (ord. # 4204, resolution #10597)
2015 International Residential Code (ord. # 4204, resolution #10599)
2015 International Fire Code (ord. # 4203, resolution #10598)

CITY OF SCOTTSDALE DESIGN GUIDELINES:

- All products listed by an Evaluation Service Report (ESR) shall be installed per the report and the manufacturer's written instructions. Product substitutions shall also be listed by an ESR.
 - Provide Fire Sprinkler System per Scottsdale Fire Code (IRC R313 amended)
 - Separate permits required: pools, spas, fences, site walls, retaining walls, and gas storage tanks.
 - Foundation & Footing depth shall be a minimum of 18 inches below grade (or per property soil report), provide a minimum of 3-inch clearance between rebar and soil. (R403.1 amended)
 - Doors between the garage and residence shall be self-closing minimum 1 3/8" thick solid core or 20-minute fire rated. (R302.5.1)
 - Exterior wall penetrations by pipes, ducts or conduits shall be sealed. (R703.1)
 - Wood sill plates shall be pressure treated or decay resistant. Exterior sill plates shall bear a minimum of 6 inches above finish grade. (R317.1)
 - Cypsum board applied to a ceiling shall be 1/2" when framing members are 16" o.c. or 9/8" when framing members are 24" o.c. or use labeled 1/2" sag-resistant gypsum ceiling board. (Table R702.3.5 (6))
 - Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type. (P2708.4)
 - Shower area walls shall be finished with a smooth, hard non-absorbent surface, such as ceramic tile, to a height of not less than 72 inches above the drain inlet. Cement, fiber-cement or glass mat gypsum backers installed in accordance with manufacturer's recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas. (R702.4.2)
 - Plumbing fixtures shall comply with the following conservation requirements: Water closets-Tank type 1.28 gal./flush. Shower heads-2.0 gpm. Sinks-2.2 gpm. Lavatory-1.5 gpm (Table P2903.2 amended)
 - Storage-tank type water heaters shall be installed with a drain pan and drain line. (P2801.6)
 - A demand-controlled hot water circulation system shall be provided in accordance with amended Sections N1103.5.1.1 and N1103.5.1.2.
 - Provide nonstatic ventilation unless installed and applied directly to underside of roof sheathing or the dimension is 24 inches or less between the ceiling and bottom of roof sheathing. (R606.1 Amended)
 - The building thermal envelope shall comply with climate zone 2. Energy compliance shall be demonstrated by UA trade-off (RESNET) OR performance (RESNET) compliance path OR by the following prescriptive values (Table N1102.1.2): i. Prescriptive minimum R-values: -Ceiling-R-38" / - Walls-R-13" / - ii. Prescriptive maximum Window Fenestration values: -U-Factor@40" / -SHGC@25" / - Provide Minimum R-3 insulation on hot water pipes. (N1103.3.3)
 - Supply and return ducts in attics shall be insulated to a minimum R-4. Ducts in other portions of the building shall be insulated to minimum R-6. Ducts and air handlers located completely inside the building thermal envelope are exempt. (N1103.3.1)
 - Registers, diffusers and grilles shall be mechanically fastened to rigid supports or structural members or at least two opposite sides.
 - Exhaust air from bathrooms, kitchens and toilet rooms shall be exhausted directly to the outdoors, not recirculated or discharged indoors. (M1507.2 amended)
 - Exhaust air from bathrooms with a shower or tub shall be provided with a delay timer or humidity/condensation control sensor. Exhaust fans shall be switched separately from lighting systems. (R303.3)
 - Provide a wall mounted GFCI protected receptacle outlet within 36" of a bathroom or powder room lavatory. (E3901.6)
 - Receptacles serving kitchen countertops installed in bathrooms, garages, unfinished accessory buildings, outdoors and located within 6 feet of exits shall have GFCI protection for personnel. (E3902)
 - All branch circuits that supply 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, patios, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter (AFCI) installed to provide protection of the branch circuit. (E3902.12)
 - General purpose 15- and 20-ampere receptacles shall be listed tamper-resistant. (E4002.14)
 - Provide Smoke Alarms in new and existing areas of homes. (R314)
 - Approved Carbon Monoxide Alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. (R315)
 - A minimum of 50 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps. (N1104.1 amended)
 - Recessed luminaires installed in the building thermal envelope shall be IC-rated and sealed with having an air leakage rate not more than 2.0 cfm. All recessed luminaires shall be labeled with a gasket or caulk between the housing and the interior wall or ceiling covering. (N1102.4.5)
 - Provide illumination with wall switches for stairways when there are 8 or more risers. (R303.7)
 - Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width. (E3901.2)
 - Provide a minimum of two 20-amp small appliance branch circuits for the kitchen/dining/breakfast. (E3703.2)
 - Both metal piping systems and grounded metal parts in contact with the circulating water associated with a hydro massage tub shall be bonded together using an insulated, covered, or bare solid copper bonding jumper not smaller than 8 AWG. (E4209)
 - Provide outside combustion air to all indoor fireplaces with air intake located not higher than the firebox. (R1006.1)
 - At least one thermostat shall be provided for each separate heating and cooling system. (N1103.1)
- The following three notes are applicable to New Construction only
DPI certified professionals are approved for testing air leakage in existing buildings, otherwise RESNET professionals are approved for new and existing:
36. The building shall be provided with a whole-house mechanical ventilation system that meets the requirements of Section M1507. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. (N1103.6)
38. The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding five air changes per hour for detached dwelling units and seven air changes per hour for attached dwelling units. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by an approved third party (RESNET certified). A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope. (N1102.4.1.2 amended)
37. Ducts, air handlers, and filter boxes shall be sealed in accordance with N1103.3.2. Joints and seals shall comply with Section M1601.4.1. Ducts shall be pressure tested to determine leakage by one of the following methods (N1103.3):
1. Rough-in test. Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
2. Post-construction test. Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.
Exception: A duct leakage test shall not be required where the air handlers are located entirely within the building thermal envelope.
A written report of the results shall be signed by the party conducting the test and provided to the code official prior to the Building Final.

OWNER:
DILLWAY AND CHAVARRY
6725 E PALM LANE
SCOTTSDALE, AZ 85257
305-878-1792

ARCHITECT:
RICHARD LONG, AIA
L ARCHITECT
PO BOX 5566
PHOENIX, AZ 85010
832-407-5209

CONTRACTOR:
TBD

SHEET INDEX

CS 0.0	COVER SHEET / PLOT & SITE PLAN
A 1.0	EXISTING / DEMOLITION PLANS
A 2.0	FOUNDATION PLAN / SECTIONS
A 3.0	FLOOR / ROOF PLANS
A 4.0	MECHANICAL / PLUMBING PLANS ELECTRICAL
A 5.0	ELEVATIONS

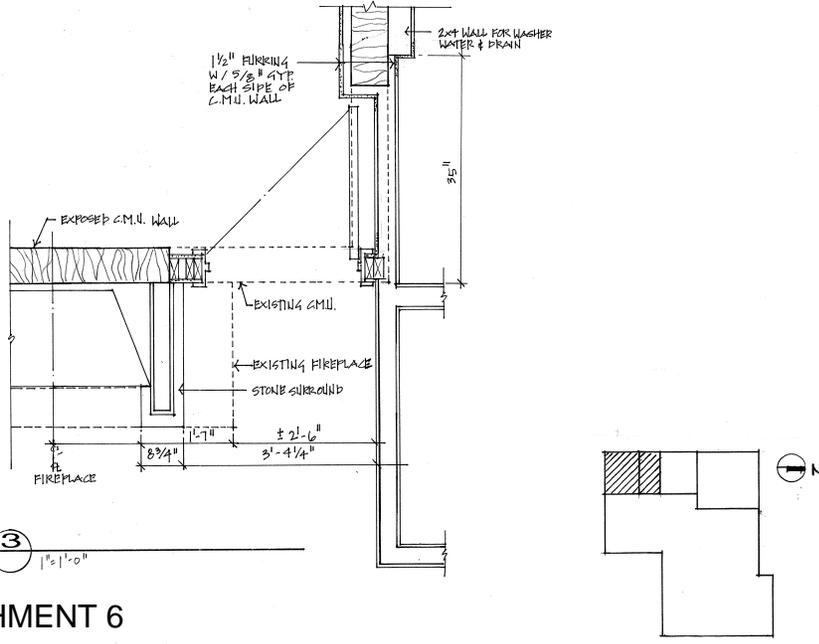
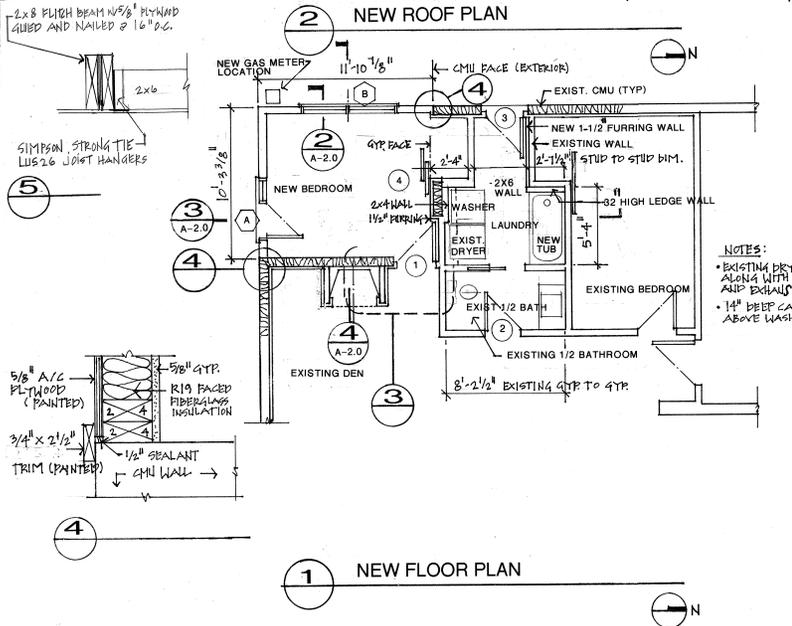
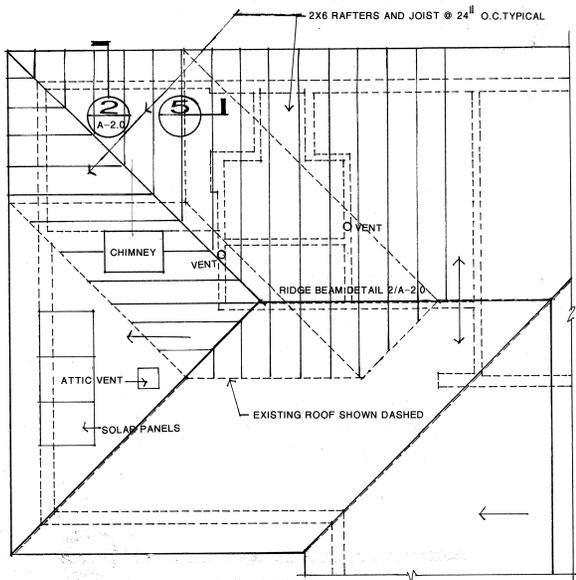
ISSUED / REVISIONS

No.	Issue	Date
	HISTORIC PRESERVATION REVIEW	08 OCT 21
		12 OCT 21
	PERMIT/100% C.D.	29 OCT 21

Project Number:

CS-0.0
COVER SHEET
PLOT/SITE PLAN

CDS PLAN CHECK NO. _____



DOOR SCHEDULE

NUMBER	ROOM / NOTES	DOOR PANEL
001	Bedroom	1 2'-0" 6'-8" 1 3/8"
002	Existing - Reverse Swing	1 2'-6" 6'-8" 1 3/8"
003	Exterior - Re-use Existing Laundry Exit	1 2'-8" 6'-8" 1 3/8"
004	Close - Custom Barn Doors - BY TMS	1 4'-0" 7'-0" 1 3/8"

WINDOW SCHEDULE

NUMBER	ROOM	WINDOW PANEL	NOTES
A	Bedroom Exterior	1 2'-4" DOOR 4'-0"	Match Master Bedroom Door & Sillote
B	Bedroom	1 2'-2" 6'-8"	Sliding Window, Match Master Bedroom

GLAZING MAXIMUM U-FACTOR 0.40, SOLARHEAT GAIN COEFFICIENT MAXIMUM 0.25 (TABLE N1102.1.2)

IRC - APPLIANCE NOTES:
 1.0 DRYER VENT TO BE DIRECT VENTED THROUGH ATTIC AND EXTERIOR EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND SHALL BE CONSTRUCTED OF METAL NOT LESS THAN 0.0157 INCH (395mm) IN THICKNESS. THE DUCT SHALL BE 4 INCHES NOMINAL IN DIAMETER AND NOT EXCEED 25 FEET IN LENGTH. VENT HOODS SHALL COMPLY WITH IRCM 1502.4.1, 1502.4.2, 1502.4.3, 1504.5.1.

PLUMBING FIXTURE SCHEDULE

NUMBER	DESCRIPTION	GPM	NOTES
1	Bathtub	5	Tab & Fixtures selected by Owner

GENERAL NOTES:
 1.0 ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE NOTED ON PLANS.
 2.0 ALL HEADER HEIGHTS SHALL ACCOMMODATE 6'-8" DOOR AND WINDOW HEIGHTS UNLESS OTHERWISE SPECIFIED.
 3.0 AIR BARRIER:
 R402.4 AIR LEAKAGE (MANDATORY): THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R402.4.1 THROUGH R402.4.5.
 R402.4.1 BUILDING THERMAL ENVELOPE: THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTION R402.4.1.1 AND R402.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.
 R402.4.1.1 INSTALLATION: THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE R402.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE R402.1.1, AS APPLICABLE TO THE METHOD OF CONSTRUCTION. AN APPROVED THIRD PARTY SHALL INSPECT ALL THE COMPONENTS AND VERIFY COMPLIANCE. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER THE CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. (N11022.4.1.2).
 EXTERIOR WALL ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
 4.0 SAWN LUMBER: STUDS SHALL BE A MIN. NO. 3 STANDARD OR STUD GRADE LUMBER. DESIGN VALUES TO COMPLY WITH DOC P5 20. (R902.1, R902.2, R902.3). STUDS SHALL BE CONTINUOUS FROM SUPPORT AT SOLE PLATE TO SUPPORT AT TOPPLATE.
 5.0 ROOF FRAMING: ROOF FRAMING SHALL COMPLY WITH R902.1.1.
 6.0 FASTENERS: FASTENING OF WOOD MEMBERS SHALL COMPLY WITH TABLE R902.3(1).
 7.0 CONCRETE MASONRY UNITS: CMU CONSTRUCTION SHALL COMPLY WITH R906.5.3.3. CMU WALLS SHALL COMPLY WITH ASTM C90, ASTM R9 FOR LOAD BEARING WALLS. CMU MORTAR SHALL COMPLY WITH R906.2.7.
 8.0 ASPHALT SHINGLES: SHALL COMPLY WITH R905.2.
 9.0 GYPSUM BOARD: ALL GYPSUM SHALL BE 5/8 INCH BATH AND KITCHEN SHALL HAVE MOISTURE RESISTANT GYPSUM BOARD.



Architect
 RICHARD LONG, AIA
 832. 407. 5209

ARIZONA · GEORGIA · TEXAS

DILLWAY/ CHAVARRY
 RENOVATION_ADDITION
 6725 E PALM LANE SCOTTSDALE, AZ 85257

ISSUED / REVISIONS

No.	Issue	Date
HISTORIC PRESERVATION REVIEW	08 OCT 21	
PERMIT 100% C.D.	20 OCT 21	

Project Number:

A-3.0
 FLOOR/ROOF PLANS



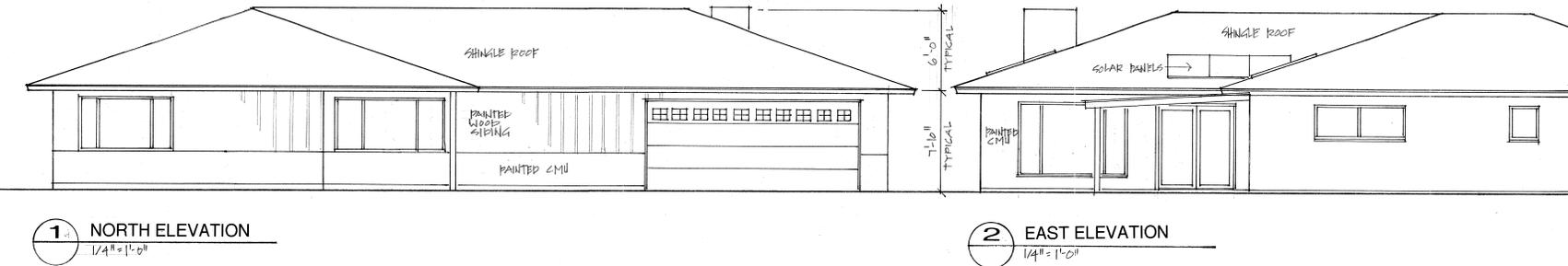
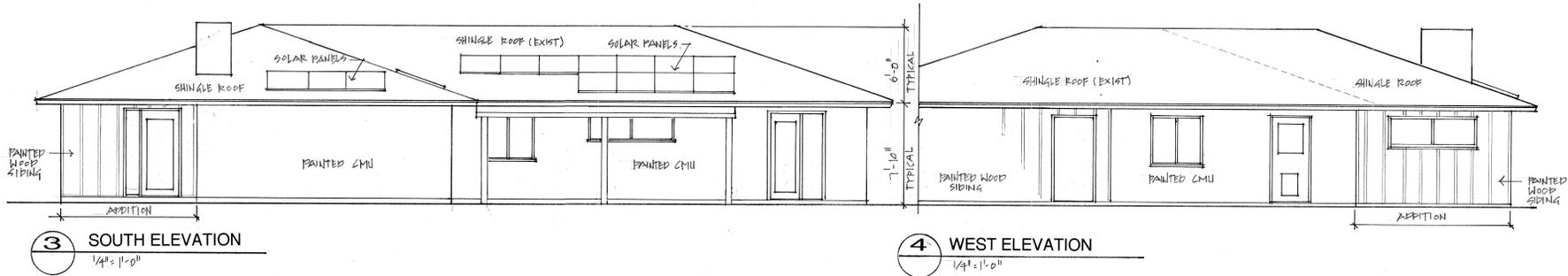
EXP. 12/31/22

L Architect

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832.407.5209

ARIZONA · GEORGIA · TEXAS

DILLWAY/ CHAVARRY
RENOVATION_ADDITION
6725 E PALM LANE SCOTTSDALE, AZ 85257



ATTACHMENT 7

ISSUED / REVISIONS

No.	Issue	Date
1	HISTORIC PRESERVATION REVIEW	08 OCT 21
2	PERMIT/100% C.D.	20 OCT 21

Project Number:

A-5.0
ELEVATIONS

6725 E Palm Lane

DATE:

SHELL CONSTRUCTION COST:

	Quantity	Measure	Unit cost	QUOTE 1	QUOTE 2
1.00 SITE WORK FOUNDATIONS	300	SF	\$ 6.00	\$ 1,800.00	\$ 2,200.00
2.00 FOUNDATIONS (8" X 16") & 4" SLAB	124	SF	\$ 24.00	\$ 2,976.00	\$ 3,200.00
3.00 FRAMING: WALLS (2X4) & ROOF (2X6)	124	SF	\$ 45.00	\$ 5,580.00	\$ 5,580.00
4.00 ROOFING (30 IB FELT, FIBERGLASS SHINGLE)	169	SF	\$ 14.00	\$ 2,366.00	\$ 3,200.00
5.00 INSULATION (R-19 WALS & R30 ATTIC)	124	SF	\$ 7.85	\$ 973.40	\$ 1,200.00
6.00 DOORS & WINDOWS	1	LS	\$3,000.00	\$ 3,000.00	\$ 3,000.00
7.00 5/8" INTERIOR GYPSUM BOARD	250	SF	\$ 12.00	\$ 3,000.00	\$ 3,000.00
8.00 EXTERIOR 5/8" A PLYWOOD AND 1 X 3 VERTICAL TRIM	250	SF	\$ 9.00	\$ 2,250.00	\$ 2,250.00
9.00 EXTERIOR PAINTING	1	LS	\$1,350.00	\$ 1,350.00	\$ 1,500.00
10.00 EXTERIOR ELECTRICAL & LIGHTING (2 FIXTURES+ 1 OUTLET	1	LS	\$1,600.00	\$ 1,600.00	\$ 160.00
General Conditions	1	LS	\$ 2,000.00	\$ 4,000.00	\$ 4,000.00
TOTALS				\$ 28,895.40	\$ 29,290.00